

# ASSIGNEE'S SALE

of valuable, fee simple, improved real estate located in the Creagerstown Election District of Frederick County, Maryland, on the north side of Long's Mill Road, east of Old Frederick Road, near Creagerstown, Maryland.

Under and by virtue of a power of sale contained in a mortgage from William G. Kolb and Barbara J. Kolb, his wife, unto Farmers and Mechanics National Bank dated January 24, 1969, said mortgage being recorded at Book 798, page 49, one of the Land Records of Frederick County, Maryland, with said mortgage being in default and having been assigned to the undersigned for foreclosure, the undersigned will offer for sale at public auction at the front door of the Frederick County Courthouse located on West Church Street in Frederick City, Maryland, on

**TUESDAY, AUGUST 7, 1979**

**AT 10:00 A.M.**

all the following real estate and improvements being subject to the above mortgage:

All that piece or parcel of real estate situate, lying and being on the north side of the public road leading from Creagerstown to Rocky Ridge, Long's Mill Road, containing three (3) acres of land, more or less, and known as the Creagerstown School Property, being the same land conveyed to the Board of Education of Frederick County by W. Russell Seiss and Flora M. Seiss, his wife, by deed dated February 7, 1925, and recorded in Liber 352, folio 136, one of the aforesaid Land Records.

And being all and the same land and premises conveyed by the Board of Education of Frederick County unto William G. Kolb and Preston L. Kolb, as tenants in common, by deed dated November 22, 1950.

And being also all and the same property that was conveyed unto William G. Kolb and Barbara J. Kolb, his wife, by deed from Holden S. Felton and Mary H. Felton, his wife, dated February 12, 1963, and recorded in Liber 679, folio 545, one of the aforesaid Land Records.

SUBJECT, however, to the condition and restriction that there will be no manufacture or sale of alcoholic beverages upon the hereinabove described property.

The property to be foreclosed and described herein according to the deed and mortgage descriptions above contains 3 acres of land, more or less, and is improved with a two-story dwelling house with stucco covered exterior walls and composition roof, containing a forced air heating system with all modern utilities. The building is divided into three separate apartment dwelling units. The property is improved with a large utility building and a 32' x 16' Fox swimming pool. This property is being sold pursuant to the description contained in the mortgage and the aforesaid deeds, and the successful purchaser will be purchasing the property in total regardless of any deficiency or surplus in actual computed acreage.

**TERMS OF SALE:** A deposit of \$5,000.00 of the sale price will be required of the purchaser at the time and place of sale in the form of cashier's or certified check. The balance of the purchase price shall be paid within 10 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement, at the rate of 8% per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All settlement costs and recordation costs of any nature shall be paid by the purchaser. Assignee reserves the right to withdraw the herein described property from sale at any time. In the event of default, the Assignee reserves the right to forfeit the deposit as liquidated damages or to resell the property at the purchaser's risk. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the mortgage being foreclosed.

**NOTE:** For additional information, contact the Assignee or auctioneer.

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**JOSEPH S. WELTY**  
Assignee

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